

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3355/T	Louise Lewis	02/08/2021 19:44:39	OBJ	<p>Although the property address is 2 the Hexagon, the impact of the proposals will be seen from Fitzroy Park, described as the front of the property. Although Fitzroy Park is a private road, it is heavily used by people making their way to and from Hampstead Heath. The group of trees, T1-T7 provide screening for the house which is set back and below the road. It would be useful if the applicant had provided clearly marked photos and an indication of the effect of the proposed works. It would seem that the verdant nature of the corner of The Hexagon would be destroyed, exposing the house behind. It is true that the houses further down the hill have paved forecourts with formally planted isolated trees, but this house is part of a separate development and it is not apparent that it would be architecturally consistent with them, were the 'front' be landscaped in a similar way. The applicant, who seems to have bought the house recently, has given no indication of whether they intend developing the house, which is highly likely and no indication of any proposed landscaping. This house marks the beginning of a treed area on the right hand side of the north eastern section of the road. To fell the trees, or reduce them so drastically would materially alter the streetscape.</p> <p>G1 It is true that we cannot argue with the TEMPO assessment that these trees are not publicly significant enough to warrant a TPO. Nevertheless their felling would lead to a further reduction in canopy cover and all the ecological benefits that trees provide. Again, there is no indication of any replacement planting.</p> <p>We would ask a Tree Officer to inspect the site and assess the impact of the proposals on the visual amenity of the road, with a view to optimising the outcome.</p> <p>6.12 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.</p> <p>3.2 NATIONAL PLANNING POLICY FRAMEWORK AND PRACTICE GUIDANCE In February 2019, the National Planning Policy Framework (NPPF) was updated, replacing the previous framework published in 2012 and revised in 2018. The government circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System, which accompanied PPS9, still remains valid.....</p> <p>Chapter 15, on conserving and enhancing the natural environment, sets out how the planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> • protecting and enhancing existing sites of biodiversity value; • minimising impacts on and providing net gains for biodiversity; and, • establishing coherent ecological networks. <p>Highgate Neighbourhood Plan Policy OS2: Protection of Trees and Mature Vegetation I. Within the conservation areas or when protected by a TPO, specimen, veteran and mature trees and mature vegetation, which have townscape, ecological or amenity value should be retained where possible. Louise Lewis Highgate Neighbourhood Forum</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3355/T	Louise Lewis	02/08/2021 19:44:38	OBJ	<p>Although the property address is 2 the Hexagon, the impact of the proposals will be seen from Fitzroy Park, described as the front of the property. Although Fitzroy Park is a private road, it is heavily used by people making their way to and from Hampstead Heath. The group of trees, T1-T7 provide screening for the house which is set back and below the road. It would be useful if the applicant had provided clearly marked photos and an indication of the effect of the proposed works. It would seem that the verdant nature of the corner of The Hexagon would be destroyed, exposing the house behind. It is true that the houses further down the hill have paved forecourts with formally planted isolated trees, but this house is part of a separate development and it is not apparent that it would be architecturally consistent with them, were the 'front' be landscaped in a similar way. The applicant, who seems to have bought the house recently, has given no indication of whether they intend developing the house, which is highly likely and no indication of any proposed landscaping. This house marks the beginning of a treed area on the right hand side of the north eastern section of the road. To fell the trees, or reduce them so drastically would materially alter the streetscape.</p> <p>G1 It is true that we cannot argue with the TEMPO assessment that these trees are not publicly significant enough to warrant a TPO. Nevertheless their felling would lead to a further reduction in canopy cover and all the ecological benefits that trees provide. Again, there is no indication of any replacement planting.</p> <p>We would ask a Tree Officer to inspect the site and assess the impact of the proposals on the visual amenity of the road, with a view to optimising the outcome.</p> <p>6.12 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.</p> <p>3.2 NATIONAL PLANNING POLICY FRAMEWORK AND PRACTICE GUIDANCE In February 2019, the National Planning Policy Framework (NPPF) was updated, replacing the previous framework published in 2012 and revised in 2018. The government circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System, which accompanied PPS9, still remains valid.....</p> <p>Chapter 15, on conserving and enhancing the natural environment, sets out how the planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> • protecting and enhancing existing sites of biodiversity value; • minimising impacts on and providing net gains for biodiversity; and, • establishing coherent ecological networks. <p>Highgate Neighbourhood Plan Policy OS2: Protection of Trees and Mature Vegetation I. Within the conservation areas or when protected by a TPO, specimen, veteran and mature trees and mature vegetation, which have townscape, ecological or amenity value should be retained where possible. Louise Lewis Highgate Neighbourhood Forum</p>